

The real estate market gave no sign of a recovery, according to the report of the National Association of Realtors. The market was described as "flat" and "inactive" in the report. The report also stated that the market was "not very active" in the first half of the year. The report also stated that the market was "not very active" in the first half of the year.

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ELMHURST HEICH'S

Real Estate Sales of the City of New York

22 LOVE LEFT

30 LOVE LEFT

40 LOVE LEFT

50 LOVE LEFT

60 LOVE LEFT

70 LOVE LEFT

80 LOVE LEFT

90 LOVE LEFT

100 LOVE LEFT

Forest Hills

All Improvements

Fluores and Lots for sale. Take Auto Stage from

ONE HOUR FROM THE CITY

OFFICE: 100 E. 10th St.

The Tax

Registration circular issued by this Company explains how to have all bills for Water Rates, Taxes and Assessments obtained and paid in time to avoid all penalties.

Lawyers Title Insurance and Trust Company

CAPITAL \$8,800,000

100 Broadway, New York City

"Fiske Terrace" Flatbush

Many localities which offer all the essentials favorable to home building frequently lack these requisite restrictions so necessary to assure the future value of an investment.

"Fiske Terrace" is a fully developed residential park, where wise provisions protect the character of the property for all time, yet allow ample scope for individual ideas in house architecture and horticultural effects.

ACKERSON HOUSES

are models of modern dwelling construction, containing every convenience and improvement, with an environment that cannot deteriorate, and which time will greatly enhance both in beauty and value.

The far-sighted, who carefully study the character, tendencies and future of a residential community, will find much to interest them at "Fiske Terrace," Flatbush.

T. B. ACKERSON COMPANY

New York Offices, 140 Nassau St.

THE MOST COMPLETE AND BEST LOCATED

Two Story, Two Family Houses

in Brooklyn, situated on the Park side, overlooking Flatbush, within 500 feet of Prospect Park and the Bklyn. L. & M. R. R. Station. Each house has 100 of these houses during the past eighteen months; the price is \$10,000 to \$12,000. Inquire on premises, 140 Nassau St., New York City.

WINDY PLACE AND SHERRIN ST., BROOKLYN

OPEN SUNDAYS AND EVENINGS

WILLIAM M. GARDNER, REALTOR

ON YOUR WAY TO THE MANDALAY PALACE

Notice: Beautifully located, near the Hudson River, the finest suburban property in Greater New York. For all particulars call or write CHAS. HALL & CO., 110 West 44th St., N. Y. Phone 2-1011.

NO COMPLAINTS TO MAKE

Itasca Shippers Had No Grievances Against the Railroads.

ITACA, N. Y., Sept. 18.—To the surprise of this community the Business Mens Association, called together last night to listen to complaints from shippers which were to be forwarded to the Public Service Commission, adjourned without the formulation of a single charge against a common carrier. Although three prominent shippers were called on to speak, not one of them had any grievance to send to Albany, as they admitted that the railroads were doing the best they could under the circumstances. Several suggestions for improvement and changed schedules were made and C. B. Bouton, one big shipper, called the attention of the railroad managers to the petty thieving in freight cars, saying that he never received a carload without finding a loss of something.

Court Calendar This Day

Supreme Court—Appellate Division, Second Department. Part I.—Motion calendar called at 10:30 A. M. Part II.—Ex parte matters.

Supreme Court—Chambers.—Court opens at 10:30 A. M. For probate: Will of Hattie Lucas, Peter McGowan, Mary McGowan, James McGowan, Sarah C. Post, Josephine Post, at 10:30 A. M. For probate: Will of Hattie Lucas, Peter McGowan, Mary McGowan, James McGowan, Sarah C. Post, Josephine Post, at 10:30 A. M.

Would You Buy \$9,500 for a House on Riverside Drive?

Certainly you would. Why? Because some one else has paid more. Yet there was a time when you could have bought a house on the drive for \$9,500. That time is gone. Now is the time you can buy a modern house for \$9,500 at Beechhurst.

The Riverside Drive of Long Island

True, there is a difference. Beechhurst has the broad sound, instead of sewer-polluted waters, in front. It has Fort Schuyler instead of smoke-vomiting factories opposite. It has woodland and meadow instead of tenements back of it.

Do you believe it will be long before some one else will gladly pay more than \$9,500 for that same house at Beechhurst? No, you don't.

Decidedly no; since Beechhurst has every physical, topographical and artificial advantage that Riverside has—the terrace, fine roads, sewers, gas, electricity, public schools, churches, and—this is important—Beechhurst is as near to the business centre of New York as is Riverside Drive.

Would You Accept Claremont as Your Private Club?

Beechhurst has a club built and conducted along the lines of Claremont. It costs the residents nothing. It costs \$15,000. Yet they have every privilege, and the services of a far-famed chef. A number of new houses on large plots have just been finished. Queen Anne, Tudor and Colonial designs. \$9,500 to \$15,000. A few for much less. The terms are easy—ten per cent. now, and the rest can be arranged to suit your convenience.

For an exquisite little book about Beechhurst and a railroad pass write or phone to

Shore Acres Realty Company, 140 East 34th Street New York

Telephone, 1481 Madison. Office open on Sunday from 9 to 3.

If you do not find it convenient to call at our office, take any one of the following Sunday trains leaving 34th Street at 10:50 A. M., 2:20, 2:50 and 3:50 P. M., and our representative on board of the train will furnish you with free transportation. Ask the conductor to call him.

THE SAVOY

610-612 West 111th Street.

Adjoins the "HENDRIK HUDSON" and only 1 block from Riverside Drive. Near Subway Station and convenient to Surface Cars.

Splendid Suites of 6 and 7 Rooms, Bath

combining every luxury known to the best architects and builders.

Phone in each apartment.

Elevator, hall boy service day and night.

Rents \$900 to \$1,350.

Superintendent on premises.

THE OSBORNE

205 West 57th St.

(N. W. Corner 7th Ave.)

HOUSEKEEPING APARTMENTS BY THE YEAR

GEO. ORVIS, MANAGER

MEDELSSOHN BUILDING

BACHELOR APARTMENTS

113 West 40th St., near Bryant Park.

Several desirable apartments for rent, consisting of two or three rooms and bath. The rent includes electric light, heat, care of the room and continuous elevator service. Telephone connection. Breakfast served. Apply at building or to CLARK ESTATES, 2041 Broadway, corner of 57th St.

THE PLYMOUTH

432 West 163d St.

SUPERIOR NEW APARTMENTS

of 4 and 5 Rooms and Bath with the LATEST IMPROVEMENTS.

RENTS \$20 to \$29.

SUPERINTENDENT ON PREMISES.

CHERBOURG

Northwest Corner Central Park West and 93d Street.

9 and 10 rooms and 2 baths.

Exceptionally large and cozy rooms.

\$1,800 to \$2,700.

THE ROLYAT

Southwest corner 100th St. and 8th Ave.

Six, eight and ten rooms and bath; ready for occupancy. Elevator service. Extra large parlors, safe in each apartment and special facilities for drying of clothes; rent \$1,000 to \$1,500. Apply on premises, or to F. ZITTEL, agent, 360 Columbus Ave., 73d St.

ALEXANDER HAMILTON APARTMENTS

CORNER BROADWAY AND 161ST ST.

SUITES OF 7 and 8 Rooms and 2 Baths

Newly completed elevator Apartment House with all modern conveniences. Exceptionally large and airy rooms. Several Corner Apartments, with all outside rooms and southern exposure. Rent \$900 to \$1,200.

THE GRAND VIEW

New building, first and most substantially constructed corner on the Heights, St. Nicholas and 120th St. 4 rooms and 2 baths, elevator and every convenience. \$1,200 to \$1,400. One apartment 2 rooms and 1 bath. \$700. Call on F. ZITTEL, 360 Columbus Ave., 73d St.

THE SPERENZA

204 70th St. West 100th St. Handsomely appointed apartments of six and seven rooms, electric light, elevator and hall service, clean and private living in each apartment. This house is in the most section of Manhattan Heights, surrounded by private dwellings, two short blocks from subway station, rent reasonable. HARRY WHITE, Agent, 1271 St. Nicholas at 100th St.

ELEVATOR APARTMENTS

\$34 TO \$54.

FOUR, FIVE AND SIX

large, sunny rooms and bath, modern improvements. Telephone day and night. Elevator service. 502-510 West 122d St., between Amsterdam and Broadway.

Fairmont

438 WEST 110TH STREET.

MORNINGSIDES HEIGHTS.

Opposite Columbia University.

A Few Choice Vacancies, 3 Rooms Suites.

Rentals \$220 to \$290 Per Annum.

THE NONPAREIL and MONTVALE

Flower Apartments.

TO LET—High class apartment, 3 rooms, with all modern improvements, including elevator service; corner of CLARK ST. and 17th St. Apply to Supr. on premises, at 300 W. 17th St., cor. 4th Ave.

BACHELOR APARTMENTS

Parlor, Bedroom and Bath. Everything rich class and modern. Breakfast served 10 Cents. THE CLINTON, 601-603, Madison Ave., N. E. 62d St.

RENTS \$400 TO \$500.

Apply on premises, or to 100 W. 4th St., cor. 1st St., 100 W. 4th St., cor. 1st St.

The Mayfield

15 East 10th Street

NEAR FIFTH AVENUE

High Class Housekeeping Apartments

Ready for Occupancy

On or Before October 1st.

5-6-7-8 Rooms and Bath

Rents \$900 to \$2,000.

HUSTON & ASINARI, AGTS

25 Liberty St.

Phone 6222 Jobb.

Be sure to see announcement JAMAICA-ESTATES next Sunday's Sun.

FOR SALE: Gentleman's estate in Portland, Conn., a few minutes' walk from beautiful Connecticut River and overlooking river. Grand old colonial house of three stories, grand connections with N. Y. City by Poughkeepsie Express via Middlebrook. House only one block from Middlebrook station. Inquire of CHARLES W. CHAMBER, Town Hall.

THE FLORA VILLA AND THE PATERNO

RIVERSIDE DRIVE AND 161ST ST.

Two new ten story apartment houses.

5, 6 and 7 rooms, bath.

Rentals \$600 and up.

Owner on premises.

THE SOLANO AND MONIDA

207, 209 DYCKMAN ST., CORNER BROADWAY.

First class six and seven room Suites, one and two bedrooms, with modern improvements, close to subway station, two minutes to Hudson River. Beautifully wooded hill, country in city; quiet, clean.

ANSONIA

14th St. and 8th Ave. To subdivide.

MANHATTAN LEASING CO., 140 Church St.

TO LET—High class apartment, 3 rooms, with all modern improvements, including elevator service; corner of CLARK ST. and 17th St. Apply to Supr. on premises, at 300 W. 17th St., cor. 4th Ave.

HOTEL FLANDERS

132, 136, 137 WEST 47TH ST.

300 feet from 6th Ave.

Absolutely new and strictly modern. Superior service. A few desirable suites, ranging from 2 rooms and bath to 4 rooms and 2 baths. For rent on a long or short term. References necessary. THOMAS M. CARROLL, Manager.

HOTEL SEVILLE

5 W. corner Madison Ave. and 24th St. Extending through to 28th St.

Half block from 6th Ave.

The new addition, with many improvements, the original building, now ready for occupancy. Reasonable rates of all sizes of handsomely furnished rooms. For rent on a long or short term. References necessary. EDWARD PURCHAS, Manager.

HOTEL PIERPONT

Flushing, L. I., at 4th and 22nd Sts., one door below Broadway.

A superior, perfectly appointed hotel for both permanent and transient guests. Fully equipped with modern conveniences. European plan; one, two and three rooms and bath. \$10 to \$20.00 per week. For rent on a long or short term. References necessary. HARRY L. BROWN, proprietor of Hotel Victoria, Boston, and Salisbury Inn.

MANHATTAN SQUARE HOTEL

West Seventy-seventh St.

Exclusive Apartment Hotel; convenient to every part of the city. Modern bath, central heating, elevators, etc. One, two and three rooms and bath. \$10 to \$20.00 per week. For rent on a long or short term. References necessary. JOHN C. TAYLOR, Assistant Manager.

HOTEL BRISTOL

40th Street, bet. Broadway and 4th Ave. Superior hotel, modern bath, central heating, elevators, etc. One, two and three rooms and bath. \$10 to \$20.00 per week. For rent on a long or short term. References necessary. JOHN C. TAYLOR, Assistant Manager.

THE STIRLING

210 West 56th Street.

Flushing, L. I., at 4th and 22nd Sts., one door below Broadway.

A superior, perfectly appointed hotel for both permanent and transient guests. Fully equipped with modern conveniences. European plan; one, two and three rooms and bath. \$10 to \$20.00 per week. For rent on a long or short term. References necessary. HARRY L. BROWN, proprietor of Hotel Victoria, Boston, and Salisbury Inn.